

*Please ask for:*

Lisa Young

*Direct dial:*

(023) 9254 5651

*Fax:*

(023) 9254 5587

*E-mail:*

[lisa.young@gosport.gov.uk](mailto:lisa.young@gosport.gov.uk)

2 July 2012

## **S U M M O N S**

**MEETING:** Regulatory Board  
**DATE:** 10 July 2012  
**TIME:** At the conclusion of the meeting of the  
Extraordinary Community Board but  
not before 6pm  
**PLACE:** Council Chamber  
**Democratic Services contact:** Lisa Young

LINDA EDWARDS  
BOROUGH SOLICITOR

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### **MEMBERS OF THE BOARD**

The Mayor (Councillor Dickson) (ex officio)  
Chairman of the P and O Board (Councillor Hook) (ex officio)

Councillor Ronayne(Chairman)  
Councillor Carter CR (Vice Chairman)

Councillor Ms Ballard	Councillor Henshaw
Councillor Beavis	Councillor Mrs Hook
Councillor Ms Diffey	Councillor Jessop
Councillor Farr	Councillor Langdon
Councillor Gill	Councillor Wright

### **FIRE PRECAUTIONS**

(To be read from the Chair if members of the public are present)

**In the event of the fire alarm being activated, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, following any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.**

**Legal Democratic and Planning Services:** Linda Edwards – Borough Solicitor  
Switchboard Telephone Number: **(023) 9258 4242**  
Britdoc Number: **DX136567 Gosport 2** Website: **[www.gosport.gov.uk](http://www.gosport.gov.uk)**

**IMPORTANT NOTICE:**

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

**NOTE:**

- i. Councillors are requested to note that, if any Councillor who is not a member of the Board wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

**AGENDA**

Recommended  
Minute Format

**PART A ITEMS**

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

*All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.*

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 18 JUNE 2012

4. DEPUTATIONS – STANDING ORDER 3.5

*(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 6 July 2012. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

*(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 6 July 2012).*

6. REPORTS OF THE BOROUGH SOLICITOR

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 – 9/1 )*

PART II  
Contact Officer:  
Debbie Gore  
Ext 5455

7. ANY OTHER ITEMS

*- which by reason of special circumstances the Chairman determines should be considered as a matter of urgency.*

## **GOSPORT BOROUGH COUNCIL – REGULATORY BOARD**

**10th July 2012**

### **ITEMS WITH RECOMMENDATIONS**

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. Copies of all representations received from the public will be made available for inspection by Members in the same way as drawings will be made available, referred to in Note 1 above.
4. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

INDEX				
<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	03-06	K16424/4	11A Brockhurst Road Gosport Hampshire PO12 3AJ	Grant Permission
02.	07-09	K18098	32 Kingston Road Gosport Hampshire PO12 3LL	Grant Permission

**ITEM NUMBER: 01.**  
**APPLICATION NUMBER: K16424/4**  
**APPLICANT: Mr Mike Taylor**  
**DATE REGISTERED: 03.04.2012**

**CHANGE OF USE FROM 5 NO. BEDROOM RESIDENTIAL DWELLING (USE CLASS C3)  
TO 8 NO. BEDROOM PROJECT HOUSE (USE CLASS SUI GENERIS)  
11A Brockhurst Road Gosport Hampshire PO12 3AJ**

### ***The Site and the proposal***

The application site is a semi detached, 5 bedroom residential property located in the Urban Area on the south side of Brockhurst Road within 65m of the Brockhurst Road Local Shopping Centre and a bus stop. A shared access road which runs between no. 11a and no. 15 to the east serves the application property, extends along the rear (south) of the application property and west to the rear of no. 19. There is an existing dropped kerb onto Brockhurst Road at the northern end of the access road which also provides access for two parking spaces currently present at the front (north) of no. 11A. Additional car parking is provided to the rear (south) of the property in a large, detached garage. Beyond the garage to the south stands a large metal container which opens onto the service road and further beyond this is a timber outbuilding under a pitched roof.

The building itself has a render exterior painted blue. The property is part three and part four storey including accommodation in the basement. A single storey, flat roofed extension has been erected to the west side of the property and a two storey pitched roof addition has been extended to the rear (south). Beyond this is a patio area with lawn beyond. The garden has been laid to lawn and planted including two large trees. The boundaries around the rear garden consist of trees and shrubs to the east, a 1.5m high block wall to the west with the north elevation of the detached garage forming the boundary to the south.

This application proposes the conversion of the existing 5 no. bedroom residential property (Use Class C3) to provide an 8 no. bedroom project house (Use Class Sui Generis) to provide short term accommodation for those who are voluntarily taking part in a programme of housing support and are currently either homeless or in unsuitable accommodation. One part time member of staff would attend the site for 18.5 hours per week, with this time being spread over 5 days, depending on activities being run from the house. In addition to this, other project team members based in Fareham are available to attend during busy periods. During out of hours times and at weekends, the house will be supported by the Society's Operational Security team who will visit the premises once per night and be available to provide emergency support where necessary, and the applicant confirms that a 24 hour telephone line will be provided to nearby residents. Furthermore, each resident will be allocated a key-worker who will see their client weekly to monitor their progress. In addition to this, the clients will be away from the property for periods during the day on activity programmes. The applicant advises that, based on their experience from other similar premises they operate, car ownership amongst clients is very low and in a similar use within a nearby authority, over a 12 month period none of the residents owned a car or motorcycle. Some of the clients did own cycles. No guests are encouraged within the property which is supported by the absence of large communal areas.

### ***Relevant Planning History***

K16424/1 - Change of use of former retail shop to addition residential accommodation for adjacent dwelling erection of conservatory - permitted 08.08.05

K16424/2 - Demolition of single storey side extension and two storey rear extension, internal alterations and erection of four storey extension to provide 5 no. one bedroom flats and 3 no. two bedroom flats with associated parking and bicycle storage facilities - withdrawn 12.08.08

K16424/3 - Demolition of single storey side extension and two storey rear extension, internal alterations and erection of four storey side and rear extension to provide 2 no. two bedroomed flats,

1 no. two bedroomed maisonette and 1 no. three bedroomed dwelling with associated parking and bin storage - permitted 21.08.09

### **Relevant Policies**

Gosport Borough Local Plan Review, 2006:

R/T11

Access and Parking

R/CF1

New or Improved Community and Health Facilities

R/DP1

General Standards of Development within the Urban Area

R/ENV9

Safeguarded Areas

R/ENV10

Noise Pollution

### **Consultations**

Environmental Health	No objection. The site is unlikely to be contaminated. Upon completion, the property must be licensed as a house in multiple occupation unless it is to be managed by the local authority or Housing Association.
Housing Services (Operational And Energy)	No objection.
Housing Services (Strategic)	No objection.
Local Highway Authority	No objection. Access from the A32 is wide with good visibility leading to the rear access way. Brockhurst Road is a Classified Road which has restricted parking areas and marked parking areas. Opposite number 11A there is on street car parking. Cycle parking in the garage to the rear of the plot is possible. Two short stay cycle parking spaces should be provided.
Streetscene (Waste & Cleansing)	No objection. The bin requirements for this proposal are 1 x 1100 litre domestic bin, 1 x 140 litre domestic bin, 1 x 1100 recycling bin and 1 x 140 recycling bin. Adequate storage is shown to the rear of the property.
Crime Prevention & Design	No objection. Security standard locks and entry systems should be fitted to doors and windows. Consideration should be given to the installation of CCTV. Secure cycle stands should be provided.

### **Response to Public Advertisement**

3 letters of objection

Issues raised:

- the proposal is unacceptable
- the residents may reoffend
- this is a high risk in the community

- the residents in the house will only be supervised for three hours a day
- the area is already deprived and this proposal will contribute to this
- the consultation on this application should be wider
- the applicants should have carried out pre-application consultation
- noise pollution is likely to be a problem

### ***Principal Issues***

1. There is no statutory requirement for applicants to undertake pre-application consultation and publicity on the planning application has been carried out in accordance with the Council's normal publicity procedure for planning applications. The applicant must seek an appropriate licence from Environmental Health to operate as a House in Multiple Occupation prior to the commencement of the use. The main considerations in this case are the appropriateness of the use in this area, the impact on the amenities of the occupiers of the neighbouring properties and transport and highway safety matters.

2. The use is residential in character which is appropriate for this location. The applicant states that there is a need for this type of accommodation in Gosport and residents will voluntarily enter into the programme of support provided. The proposed use is considered to be similar in character to the established residential use in that self catered accommodation with some shared facilities will be provided at the site for a group of people who will reside at and use the property as a place of residence for a period determined by the applicant. Public consultation has raised concerns about occupiers reoffending. As set out above, a variety of support workers will attend the site at various times of the day and night with additional support being available if necessary, together with a 24 hour telephone support line for surrounding residents. The lack of any large communal areas and programme of activities carried out away from the premises means that it is unlikely that the operation of this use in this location will attract large numbers of visitors. The evidence supporting the application, therefore, clarifies that the use and its occupiers will be managed so as to operate and reside as a supported programme of residential accommodation appropriate to this location.

3. The number of comings and goings by residents within the premises is unlikely to exceed the maximum number of comings and goings that could be expected to and from the existing residential use. The number of rooms used as bedrooms at the premises will increase, however, there is no limit on the size of a family that could reside within the property at present. As such, it is likely that the number of people living at the property at any one time under the proposed use would be comparable to the present use of the site and any background noise associated with day to day residential activities is likely to be either comparable with or less than the current use. Furthermore the programme of activities undertaken by residents away from the premises will further lessen noise and activity in and around the site. The site is located on a key route in and out of the Borough. The highway is already busy with vehicles travelling to and from Gosport Town Centre. Taking into account the expected level of car ownership, it is unlikely that vehicular activities or residents are likely to cause harmful noise and disturbance in the locality. The premises will be visited by support workers at various times of the day, however, this is not expected to be over and beyond the noise associated with the current residential use and therefore the proposal will not impact detrimentally on the neighbouring properties or surrounding area in terms of noise and disturbance. The proposal therefore complies with Policies R/DP1, R/CF1 and R/ENV10 of the Gosport Borough Local Plan Review.

4. The property is located on a bus route and in close proximity to amenities in the Local Centre. The site is therefore accessible. There are currently two parking spaces at the front of the property with various on street parking bays in the surrounding streets. Car ownership levels amongst residents are likely to be low and whilst support workers may travel by car to the site, given the accessibility of the site and the provision of on site and on street car parking, car parking provision is acceptable in this location and there will be no harm to highway safety compared to the existing use. Long stay cycle parking can be provided within the garage to the rear of property with refuse storage being provided adjacent. Long and short stay cycle parking together with refuse storage will be controlled by condition. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.



## **RECOMMENDATION: Grant Permission**

### **Reason(s) for granting permission:**

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the proposal is acceptable in principle and will not impact detrimentally on the surrounding residential properties or highway safety and the proposal therefore complies with Policies R/DP1, R/CF1, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

### **Subject to the following condition(s):-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Before the development hereby approved is first brought into use, long and short stay cycle parking facilities and refuse storage facilities shall be provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved cycle parking and refuse storage facilities shall thereafter be retained for those purposes at all times.

Reason - In order to ensure that adequate cycle and refuse storage is provided in compliance with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

3. The measures set out in the Management Plan received on 26.03.12 and email received 15.05.12 shall be adhered to at all times.

Reason - In the interests of the amenities of the surrounding residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 02.**  
**APPLICATION NUMBER: K18098**  
**APPLICANT: Mrs M Robinson**  
**DATE REGISTERED: 06.06.2012**

**ERECTION OF SINGLE STOREY REAR EXTENSION WITH 1NO. ROOF LANTERN**  
**32 Kingston Road Gosport Hampshire PO12 3LL**

***The Site and the proposal***

The application property is a semi detached bungalow of brick construction under a tiled roof and is located on the eastern side of Kingston Road. The site is 31 metres in length and 7 metres in width. The rear of the site is bounded by fencing approximately 1.8 metres in height with the exception of a brick wall approximately 1.8 metres in height and 4 metres in length on the southern boundary, projecting from the rear elevation of the dwelling. There is an existing conservatory on the rear of the dwelling which is 2.5 metres in length, 4.5 metres in depth and 2.6 metres in height to the eaves under a mono pitched roof which has a maximum height of 2.8 metres. The conservatory is set in 0.5 metres from the southern boundary and 0.5 meters from the northern flank elevation of the application property and is approximately 1.5 metres from the boundary with number 34 to the north. There is also a dormer window in the rear roofslope.

The dwelling to the north, number 34, is of similar size and construction to number 32. On the northern side of the rear elevation of this dwelling is a single storey addition approximately 2.5 metres in depth, 3 metres in width and 3 metres high under a mono pitched roof. The southern elevation of this extension is set in approximately 3 metres from the boundary with the application site. On the southern side of the rear elevation of number 34 is a lounge window. The dwelling also has a dormer window on the eastern roof slope.

The dwelling to the south, number 30, is also of similar size and construction to that of number 32. The dwelling has vegetation approximately 3 metres in height along the length of the rear, northern boundary. On the rear of the dwelling is an addition approximately 2.5 metres in length, 3 metres in width and 2.5 metres in height. The addition is located adjacent to the boundary with number 32 and has no glazing in its northern elevation facing onto the application site. There is a dormer window located on the rear roofslope.

To the east of the site are the dwellings that are located on the western side of Malvern Way. The rear of these dwellings is approximately 27 metres away from the rear elevation of number 32.

It is proposed to remove the existing conservatory and erect a single story rear extension. The extension would be 5.4 metres in width, 4 metres in depth and 2.7 meters in height to the eaves under a gently sloping mono pitched roof with a maximum height of 3 metres. The extension would be of brick construction and would have a set of doors 1.6 metres in width and 2 metres in height and a window 1.2 metres in width and 1.2 metres in height on the eastern elevation facing down the garden. It would be set in approximately 0.1 metre from the southern boundary and would be 0.5 metres closer to the northern boundary than the existing conservatory. On the roof of the extension would be a roof lantern 0.8 metres in width, 1.4 metres in length and 0.5 metres at the highest point which would slope away from the dwelling.

***Relevant Planning History***

Nil

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:  
R/DP1  
General Standards of Development within the Urban Area

## ***Consultations***

Nil

## ***Response to Public Advertisement***

4 letters of objection

Issues raised:-

- size of extension
- loss of privacy to houses at rear and north
- loss of privacy from existing extensions and alterations
- lack of consultation on previous developments
- the potential of a second floor being added on top of the extension
- there should be 6ft trees and fencing to screen the extension
- loss of light for neighbours to north and south
- loss of outlook for neighbour to the north
- the extension will break up the existing building line formed by additions to the rear of numbers 18-46 Kingston Road and be out of keeping with the area
- the proposed rooflight will break the uniformity of the flat roofs on the existing additions at the rear additions of Kingston Road
- provision of removal of rainwater from the roof
- access to drain pipe and wall of the existing addition at number 30 and ongoing maintenance issues
- the proposed materials would not be aesthetically pleasing
- possible structural issues with the addition at number 30
- traffic and parking issues during construction vehicles

## ***Principal Issues***

1. Issues relating to earlier extensions, possible damage to adjoining properties and ongoing maintenance are not matters that can be taken into account when considering this planning application. The removal of rain water would be dealt with under The Building Regulations. This application must be considered on its own merits, as would any subsequent separate applications for works at the property needing planning permission. While some disturbance to traffic and parking arrangements during the construction process is inevitable, any obstruction of the highway is a matter for the Police and any statutory noise nuisance would be dealt with under the Environmental Health legislation. The main issues in this case are the acceptability of the design of the extension and the impact on the visual amenity of the locality and the amenities of the occupiers of the surrounding dwellings in terms of loss of light, outlook and privacy.

2. The proposed extension has been designed with materials sympathetic to both the existing dwelling and the neighbouring properties. The scale, height and massing of the extension is in keeping with the overall residential character of the area. The extension is only 1.5 metres deeper than the existing conservatory and is on the rear of the property and is therefore not visible from the public highway. The roof lantern is 0.8 metres in width and 0.5 metres above the roof at its highest point and is therefore unobtrusive in design terms, taking into account the pitched roofs that are visible on nearby additions. The proposal is therefore acceptable in design terms and will not have a detrimental impact on the appearance of the dwelling or the character and visual amenity of the area. The development is therefore acceptable and complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The proposed extension would project only 1.5 metres beyond the existing conservatory, would be just 0.9 metres wider overall and 0.2 metres taller. Whilst it would also be of solid construction and slightly closer to each side boundary than the existing structure, given the overall limited increase in width, depth and height, and that a distance of 1 metre to the northern boundary would be retained and that there are no windows proposed in the north or south elevations, and taking into account the orientation of the properties and the height and form of the existing boundary treatment,

the proposal will not result in harmful loss of light or privacy to, or outlook from, either adjoining neighbour. In view of the significant distance and existing 1.8 metre boundary treatment between the proposed extension and the rear elevations of dwellings on Malvern Road, there will be no harmful overshadowing, or loss of outlook from or loss of privacy to the occupiers of these dwellings. As the roof lantern would face away from the dwelling there would be no direct overlooking between it and the rear dormer windows in the adjacent properties. The development is therefore acceptable and complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

**RECOMMENDATION: Grant Permission**

**Reason(s) for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development, as proposed, is acceptable in this location. It is acceptable in design terms and will not have a harmful impact on the amenities of the area or the occupiers of the neighbouring properties and, as such, complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

**Subject to the following condition(s):-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

A1.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The materials to be used shall match in type, colour and texture, those on the existing dwelling unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.